

SETBACK DISTANCES

Principal Structure

Zone "A-1"—"A-5" (Single Family Residential)

- Front— 25% of lot depth or 25' from property line (whichever is less)
Side— 10% of lot depth or 10' from property line (whichever is less)
Rear— 30% of lot depth or 25' from property line (whichever is less)

Zone "G-1" (General Agricultural)

- Front— 25'
Side— 10'
Rear— 10'

Accessory Structure

Zone "A-1"—"A-5" (Single Family Residential)

- Front— 25% of lot depth—need not exceed 25'
Side— 3' (if unattached, must be 10' away from principal structure)
Rear— 5' (if abuts an alley must be 10')

Zone "G-1" (General Agricultural)

- Front— 25'
Side— 10'
Rear— 10'

Livestock Structure

Zone "A-4" & "A-5" (Single Family Residential)

- Front— 70'
Side— 30'
Rear— 30'

Zone "G-1" (General Agricultural)

- Front— 60'
No closer than 20' to a dwelling

For More Information Contact:



Planning & Development
110 Courthouse Plaza
Manhattan, KS 66502

Phone: 785-537-6332
Fax: 785-537-6331

Riley County

GUIDE TO BUILDING

*Planning & Development
110 Courthouse Plaza
Manhattan, KS 66502*

Tel: (785) 537-6332



WHEN A BUILDING PERMIT IS NEEDED

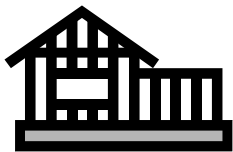
A building permit is required prior to the start of new construction or enlargement of an existing house, garage, storage structure, commercial building or the moving of a structure onto property.

Building permits are not required for driveways, sidewalks, fences, portable sheds, or interior remodeling of a structure, provided the use of the structure will not change.

Manufactured homes located outside of a mobile home park are required to be placed on a permanent foundation and require a building permit.

AREAS OF RILEY COUNTY THAT REQUIRE BUILDING PERMITS

County building permits apply to all property outside the city limits of Leonardville, Manhattan, Ogden, Randolph, and Riley.



HOW LONG IS A BUILDING PERMIT GOOD FOR?

Construction must begin within six (6) months of the date the permit is issued, otherwise the permit becomes invalid.

OTHER PERMITS

A **health permit** is required from the Riley County/Manhattan Health Department if water and/or sewer services will be used on the property. The Health Department is located at 2030 Tecumseh. The phone number is (785) 776-4779 ext 238.

A **Floodplain Development Permit** and an **Elevation Certificate** is required for construction in the floodplain. A **Floodproofing Certificate** is required for non-residential buildings that are below the base flood elevation (Contact Planning & Development to determine floodplain property).

FEES

The current fees were adopted by the Board of Commissioners of Riley County on July 2, 1992.

Principal structure (commercial)	\$150.00
Principal structure (residential)	\$100.00
Accessory structure (residential)	\$50.00
Accessory (commercial/Industrial)	\$75.00

APPLYING FOR A BUILDING PERMIT

Application is made in the Riley County Planning & Development Office located on the 2nd Floor of the Riley County Office Building at 110 Courthouse Plaza.

The following information is needed for a building permit:

- Name & address of property owner
- Name & address of builder
- Legal description of property
- Dimensions, height, number of floors, & number of bedrooms of proposed construction
- Estimated cost of construction
- Proposed water source and sewage disposal system
- Sewage disposal permit issued by the Health Department
- Proposed setback distances from property lines, roads, other buildings, etc.
- Plot plan

The Riley County Zoning Regulations require that a building permit be issued or denied within ten (10) days after application.

